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8 **UNITED STATES DISTRICT COURT**  
9 **EASTERN DISTRICT OF CALIFORNIA, FRESNO DIVISION**  
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11 METROPOLITAN LIFE INSURANCE  
COMPANY, a New York corporation,

12 Plaintiff,

13 vs.

14 ACDF, LLC, a California limited liability  
15 company, et al.,

16 Defendants.

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- 18 ☐ Affects All Cases
  - 19 ☐ Affects Metropolitan Life Ins. Co. v.  
ACDF, LLC, et al., 1:24-cv-01261
  - 20 ☐ Affects Metropolitan Life Ins. Co. v.  
FNF Farms, LLC, et al., 1:24-cv-01226
  - 21 ☐ Affects Metropolitan Life Ins. Co. v. C  
& A Farms, LLC, et al., 1:24-cv-01230
  - 22 ☒ Affects Metropolitan Life Ins. Co. v.  
Maricopa Orchards, LLC, et al., 1:24-  
23 cv-01231
  - 24 ☐ Affects Brighthouse Life Ins. Co. v.  
Kamm South, LLC, et al., 1:24-cv-  
25 01232
  - 26 ☐ Affects Brighthouse Life Ins. Co. v.  
Manning Avenue Pistachios, LLC, et  
27 al., 1:24-cv-01233 Case No. 1:24-cv-  
01233
- 28

Lead Case No. 1:24-cv-01261-KES-SAB

Consolidated with Case Nos:  
1:24-cv-01226; 1:24-cv-01230; 1:24-cv-  
01231; 1:24-cv-01232; 1:24-cv-01233; 1:24-  
cv-01235; and 1:24-cv-01241

**MEMORANDUM IN SUPPORT OF  
ENTRY OF AMENDED ORDER [DOC.  
NO. 177] APPROVING SALE PURSUANT  
TO NOTICE OF SALE [DOC. NO. 159];  
DECLARATION OF ZEV SHECHTMAN  
IN SUPPORT THEREOF**

Sale Hearing:

Date: September 22, 2025

Time: 2:30 p.m.

Place: Robert E. Coyle U.S. Courthouse  
2500 Tulare Street  
Courtroom 6, 7th Floor  
Fresno, CA 93721

- ☐ Affects Brighthouse Life Ins. Co. v. ACDF, LLC, et al., 1:24-cv-01235
- ☐ Affects MetLife Real Estate Lending, LLC v. Panoche Pistachios, LLC, et al., 1:24-cv-01241

TO THE HONORABLE KIRK E. SHERRIFF, UNITED STATES DISTRICT COURT  
JUDGE:

1. This memorandum is responsive to the Court’s October 8, 2025 Minute Order (doc. no. 179). It is supported by the attached Declaration of Zev Shechtman.

2. On September 24, 2025, the Court entered its *Order Approving Sale of Real Property and for Related Relief* (doc. no. 173) (the “Original Order”).

3. Thereafter, the title company informed the Receiver, Buyer and Plaintiff that the legal description of the property attached to the order was not effective.

4. Accordingly, after obtaining the agreement of Buyer and the Plaintiff, the Receiver submitted an amended order with the property description approved by the title company (doc. no. 177) (the “Proposed Amended Order”).

5. Both the Original Order and the Proposed Amended Order relate to the same property, Kern County Assessor’s Parcel Number 238-340-24-00.

6. The Proposed Amended Order is otherwise identical to the Original Order (except for the word “Amended” in the caption).

7. Only the Receiver, Buyer, and Plaintiff have an interest in the proposed amendment, and the amendment does not alter their rights under the PSA approved by the Court.

8. Since the affected parties agree to the entry of the Proposed Amended Order and wish to proceed to closing as soon as possible, the Receiver respectfully requests that the Court enter the Proposed Amended Order without need for further hearing or notice.

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Any party in interest objecting to the Amended Order must file an objection within seven days after the filing hereof.

DATED: October 8, 2025

SAUL EWING LLP

By:   
ZEV SHECHTMAN  
Attorneys for Phillip Christensen, as Receiver

DECLARATION OF ZEV SHECHTMAN

I, Zev Shechtman, declare as follows:

1. I am an attorney duly licensed to practice before all of the courts in the State of California. I am a partner with Saul Ewing LLP, counsel of record for the Receiver in this action. I have personal knowledge of the facts set forth in this Declaration and, if called as a witness, could and would competently testify to such facts under oath.

2. On September 24, 2025, the Court entered its *Order Approving Sale of Real Property and for Related Relief* (doc. no. 173) (the "Original Order").

3. Thereafter, the title company informed my client, the Receiver (as seller), the Buyer and Plaintiff that the legal description of the property attached to the order was not effective.

4. Accordingly, I requested and obtained the agreement of both the Buyer and the Plaintiff, to submit an amended order with the property description approved by the title company (doc. no. 177) (the "Proposed Amended Order").

5. Both the Original Order and the Proposed Amended Order relate to Kern County Assessor's Parcel Number 238-340-24-00.

6. The Proposed Amended Order is otherwise identical to the Original Order (except for the word "Amended" in the caption).

7. Only the Receiver, Buyer, and Plaintiff have an interest in the proposed amendment, and the amendment does not alter their rights under the PSA approved by the Court. Moreover, those parties agree to the amendment. I believe that the Proposed Amended Order should be approved for the same reasons as the Original Order.

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct to the best of my knowledge.

Executed on this 8th day of October, 2025, at Los Angeles, California.

  
Zev Shechtman

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**PROOF OF SERVICE OF DOCUMENT**

I am over the age of 18 and not a party to this case. My business address is: **Saul Ewing 1888 Century Park East, Suite 1500, Los Angeles, CA 90067.**

A true and correct copy of the document entitled: **Memorandum in Support of Entry of Amended Order [Doc. No. 177] Approving Sale Pursuant to Notice of Sale [Doc. No. 159]; Declaration of Zev Shechtman in Support Thereof** will be served or was served on the judge in chambers in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING**

**(NEF):** The foregoing document will be served by the court via NEF and hyperlink to the document. On **October 8, 2025**, I checked the CM/ECF docket for this case and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On **October 8, 2025**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed

☒ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to

F.R.Civ.P. 5 on **October 8, 2025**, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

October 8, 2025  
*Date*

Hannah Richmond  
*Printed Name*

*/s/ Hannah Richmond*  
*Signature*

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):**

- **Robert Cullen Barton**  
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- **Beth Ann R. Young**  
bry@lnbyg.com

2. **SERVED BY UNITED STATES MAIL (continued):**

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Ashlan & Hayes Investments, LLC  
c/o Agent for Service of Process  
John A. Bezmalinovic, General Counsel  
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Fresno, CA 93704

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Natalya M. Ferdinandi  
Baker Manock & Jensen, PC  
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**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE  
TRANSMISSION OR EMAIL (continued) :**

**VIA EMAIL:**

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